
NOTICE OF REINVESTMENT FEE COVENANT

(Creekside at the Highlands)

Pursuant to Utah Code § 57-1-46(6), the Creekside at the Highlands Associations, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Covenants, Conditions and Restrictions for Creekside at the Highlands, recorded with the Salt Lake County Recorder on September 18, 2015, as Entry No. 12134821, and any amendments or supplements thereto (the "**Declaration**"). Section 6.14 of the Declaration authorizes the Association to collect this reinvestment fee.

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Creekside at the Highlands** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Creekside at the Highlands Associations, Inc.
c/o Treo Community Management
8180 S 700 E, Suite 120
Sandy, UT 84070

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual unless otherwise amended.

5. The purpose of the Reinvestment Fee is to assist the Association in

covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the Creekside at the Highlands Associations, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 4 day of May, 2020.

**Creekside at the Highlands
Associations, Inc.**

a Utah Non-Profit Corporation

By: [Signature]
Its: President

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 4 day of May, 2020, personally appeared before me Kati Kidney who by me being duly sworn, did say that she/he is an authorized representative of Creekside at the Highlands Associations, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

[Signature]
Notary Public

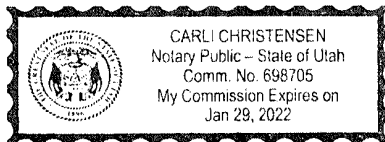


EXHIBIT A
Legal Description and Parcel Numbers
(80 Parcels)

Lots 101 through 126 and Common Area parcel, (27 total lots) CREEKSIDE AT THE HIGHLANDS PHASE 1 subdivision, according to the official plat thereof recorded with the office of the Salt Lake County Recorder, state of Utah.

First Parcel: 20352540040000

Lots 201 through 211 and Common Area parcel (12 total lots), CREEKSIDE AT THE HIGHLANDS PHASE 2 subdivision, according to the official plat thereof recorded with the office of the Salt Lake County Recorder, state of Utah.

First Parcel: 20352510170000

Lots 1 through 301 through 339, and Common Area parcel (41 total lots) CREEKSIDE AT THE HIGHLANDS PHASE 3, subdivision, according to the official plat thereof recorded with the office of the Salt Lake County Recorder, state of Utah.

First Parcel: 20352550090000